

January 10, 2001

**TO:** Mayor and City Council

**FROM:** John Lettelleir, AICP, Director of Planning

**SUBJECT:** Results of the Planning & Zoning Meeting January 9, 2001

**The following item is scheduled for the January 16, 2001 City Council Meeting**

**Concept Plan:** Cobb Family Farm  
**Applicant(s):** Eldorado Tollway, Ltd.

**DESCRIPTION:**

Two retail centers, 12 office buildings, and 390 Single-Family lots on 236.5± acres on the southeast and southwest corners of future Panther Creek Parkway and the future Dallas North Tollway. Zoned Agricultural. Requested zoning is Planned Development-Single-Family-5/Single-Family-4 (60.4± acres), Planned Development-Single-Family-4/Single-Family-3 (83.1± acres), Planned Development-Retail (37.5± acres), and Planned Development-Retail/Office-2 (55.2± acres). Neighborhood #47.

**APPROVED:** 6-0 **DENIED:** \_\_\_\_\_ **TABLED:** \_\_\_\_\_

**RECOMMENDATION:**

Staff recommends approval subject to:

1. City Council approval of Zoning Case Z2000-71.
2. Improvement of Panther Creek Parkway, Legacy Drive, Frisco Street, and other area thoroughfares to city standards to provide two points of access to the property.
3. City Council and City Engineer approval of a waiver to the requirement for alleys subject to lots being designed without lot-to-lot drainage.

DM/sg

cc: Dave Dennison 214-696-6015  
Eldorado Tollway 214-696-6015  
Frank Jaromin  
Donnie Mayfield  
Mack Borchardt

**Agenda No.:** 9B

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**REMARKS:**

The concept plan shows two retail centers, 12 office buildings, and 390 Single-Family lots to be developed to the planned development standards requested with Zoning Case Z2000-71. Approval of the concept plan is subject to City Council approval of Zoning Case Z2000-71.

Access

Access to the two retail centers (Tract 3) will be provided from Panther Creek Parkway and the Dallas North Tollway. Access will be provided to the office buildings (Tract 2) from the Dallas North Tollway. Panther Creek Parkway and a collector street will be provide access to the single-family subdivision on the east side of the Dallas North Tollway. Access will be provided to the single-family subdivision on the west side of the Dallas North Tollway (Tract 1) from Legacy Drive, Panther Creek Parkway, and a collector street. As recommended by the Comprehensive Plan, vehicular and pedestrian access will be provided between single-family subdivisions and the retail and office developments.

The development of this property will require portions of Panther Creek Parkway, Frisco Street, and Legacy Drive to be improved to City standards to provide two points of access to the property. Streets have been stubbed to the adjacent property to the east to provide circulation between this property and future residential developments.

Screening and Landscaping

Single-family lots backing and siding to Panther Creek Parkway, Legacy Drive, and the collector street will be screened by berms and landscaping in 25 feet of additional right-of-way dedicated for screening and landscaping purposes.

Alley Waiver

The Subdivision Ordinance requires alleys to be provided along the rear of all single-family lots, unless the City Council waives the requirement for alleys by determining that utilities and access are adequately provided to the lots. Alleys are not provided to serve all of the single-family lots. It is premature to waive the requirement for alleys, because grading and drainage plans will not be

reviewed by the City until the final plat is submitted. Should adequate provision be made for utilities and access to the lots and the lots be designed without lot-to-lot drainage, staff will recommend that the requirement for alleys be waived.

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